

**TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:**

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2001 as amended or any other sections, viz: to allow a restaurant with more than 50 seats, a multifamily dwelling with units at street level, and a theater all under **section 30-13(h)(2) and 30-24**; to allow an aggregate building size and excess 20,000 sf of gross floor area under **section 30-13(j)(1-3)**; to allow a building height of 36 feet and three stories **under section 30-15(w)(1)**; waiver of side setbacks less than 20 feet abutting MR1 district **under section 30-15(w)(4)**; waiver of 60% transparency requirement for building façades **under section 30-15(w)(6)**; allow a retaining wall in excess of four feet in the setback **under section 30-5(b)(4)**; permit reduction from 2 to 1¼ parking stalls /dwelling unit in an apartment house **under sections 30-19(d)(2) and 19(m)**; waiver required parking stalls for office and restaurant uses **under sections 30-19(d)(11),-(13),-(18) and 30-19(m)**; waive the requirement for bicycle parking facilities **under sections 30-19(k) and 30-19(m)**; and site plan approval **under section 30-23**; also in conjunction therewith to request a change of zone to the Mixed Use 4 (MU-4) District.

PETITION FOR: **Special Permit/Site Plan Approval**

STREET AND WARD: **283 MELROSE STREET** **WARD 4**

SECTION: **41** BLOCK: **14** LOT: **10**

APPROXIMATE SQUARE FOOTAGE (of property): **43,773 SQUARE FEET** ZONE: **MR-1 (MU-4 Proposed)**

TO BE USED FOR: **THEATER, OFFICES, RESTAURANT AND MULTIFAMILY RESIDENTIAL**

CONSTRUCTION: **WOODFRAME**

EXPLANATORY REMARKS: The petitioner seeks to restore and expand upon an existing structure containing a theatre with office space above (which is nonconforming in the current MR-1 district) to provide a mixed use building consisting of a street floor restaurant with office space above, as well as a 23-unit multifamily dwelling with below grade parking garage for 31 cars. Since the current MR-1 District does not accommodate such mixed uses, a zone change in addition to a special permit would be required. The zone change would also eliminate the nonconforming nature of the current uses.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER **STEPHEN VONA**  
ADDRESS & **77 Oldham Road, Newton, MA 02465**  
TELEPHONE **617 519-6908**

SIGNATURE **Stephen Vona**  
Stephen Vona

ATTORNEY **Terrence P. Morris, Esquire** PHONE: **617 202-9132**  
ADDRESS **57 Elm Road Newton, MA 02460** EMAIL: **tpmorris.landuse.law@comcast.net**

PROPERTY OWNER **Stephen Vona**  
ADDRESS **77 Oldham Rdt, Newton, MA 02458**

SIGNATURE OF OWNER **Stephen Vona**  
Stephen Vona

DATE: **December 8, 2014**

PLANNING AND DEVELOPMENT DEPARTMENT ENDORSEMENT:

